



# *City of Granite City*

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## *Plan Commission Minutes May 5, 2011*

### **CALL TO ORDER**

Acting Chair, Sandy Crites, called the meeting of the Plan Commission to Order on Thursday, May 5, 2011, at 7:00 PM.

### **PLEDGE and SWEAR-IN/COMMENTS**

The Pledge of Allegiance was recited and six persons present in the audience were sworn in. Ms. Crites explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next meeting scheduled for May 17, 2011. She stated, as they have done in the past, the Commission will allow five minutes to each party coming before the Board to make their presentation.

### **ATTENDANCE/ROLL CALL**

Members Present: Sandy Crites, John Janek, Shirley Howard, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman and Peggy Cunningham. Excused absences: Sharon Ryan and Mark Davis. Also present were: Aldermen Dan McDowell, Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt.

### **MINUTES / AGENDA**

A motion to approve the Agenda for this evening was made by John Janek and seconded by Jack Taylor. Voice vote. All ayes. A motion to approve the Minutes from the previous meeting made by John Janek and seconded by Jack Taylor. Voice vote. All ayes. Both motions carried by unanimous consent.

### **COUNCIL REPORT**

No report stated by Alderman Dan McDowell, Chairman of the City Council Planning and Zoning Committee.

### **PETITIONER (1) Chestnut Health Systems**

Randy Dicken, Regional Facilities Manager  
50 Northgate Industrial Drive

The Chair introduced the first petition and spokesman for Chestnut Health Systems, Architect Paul Sabal of Paul Sabal Architects in St. Louis, Missouri introduced himself. Mr. Sabal referred to the enlarged visual Site Plan/ Blue Print (Attachment A, 11 X 17 copy, available upon request). He pointed to the building currently occupied by Chestnut and identified the building they are in the process of purchasing. Their goal is to expand and consolidate different departments within their facility and serve their client base in the Granite City and Metro area. A part of their project will be to develop a BiState bus route on the northwest corner of the property which will provide service not only to the patients and staff, but also the entire Industrial Park. Parking will be expanded to approximately 180 spaces and they propose to connect the two buildings with a connector link. There will be separate entries, in different areas, for staff and patients, depending on interior design of the buildings. Their plans include exterior building enhancements to the front door area and will identify the separate entries around the buildings. The proposed outside improvements will include fenced activity courtyards and a re-dedicated truck service area.

Ms. Crites clarified with the architect that the main construction will be the covered walkway between the two buildings and questioned if there is a street running in between the two buildings. Mr. Sabal replied, there is a

shared service route right now. Ms. Crites asked the Zoning Administrator if that would need to be vacated, and was told the area will be their private property.

The Chair called for any questions or comments from the Commission. None voiced. She called for anyone in the audience that was in favor of the Petition; then asked for those "against" the Petition. None were voiced.

**MOTION** by John Janek and seconded by Mary Jo Akeman to approve the Petitioner's request to combine Lots 8 & 9, and construct a covered walkway/breezeway to connect the two buildings. Roll Call. All ayes. Motion carried by unanimous consent.

**PETITIONER (2) Christina Justus**  
**Innovations Hair Studio**  
**2800 Iowa Street**

The Chair stated the second petition is a Special Use Permit to allow a commercial beauty salon in a District Zoned R-3.

Christina introduced herself and stated her home address is 2353 Paul Avenue in Granite City. The Petitioner Stated her request to open a beauty salon with four stations (in time), presently there will be herself and one other person. She does not plan to utilize a nail technician. Sandy Crites, with the Petitioner, completed the Checklist for Non-Conforming Use; the Petitioner's responses as follows:

- a. Hours of Operation limited to: Mon-Fri 10:00 AM to 8:00 PM. Saturday 10:00 to 5:00 PM
- b. Days of Operation: Monday thru Saturday.
- c. Signage limited to: Flush Mount.
- d. Screening required: No.
- e. Additional Parking required: No.
- f. Any additional exterior lighting permitted: No.
- g. Is there a need to address storm water run-off? No.
- h. Does permit expire with change of ownership and/or use? Yes.
- i. Is re-application necessary to intensify use? Yes.
- j. Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes.
- k. Additional requirements: No dumpster required. Must be State Licensed.

The Chair asked for further discussion. None voiced. She asked if anyone in the audience was in favor of the Petition, then asked if anyone was opposed. No one spoke either for or against.

**MOTION** by John Janek and seconded by Frank Greathouse to approve the Special Use Permit and allow a commercial beauty salon in a District Zoned R-3. Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITIONER (3) Joseph & Brandy Cienkowski**  
**God Loves Peace**  
**620 Niedringhaus Avenue**

The Chair stated the final Petition he heard is a request for continued use of a location as a Church (presently New Testament Missionary Baptist Church) with proposed outlets to the Community including such services as youth outreach, pantry and prayer service. Additionally, the Petitioners request the use of two rooms with full bath and kitchen as a parsonage located in an area in the Lincoln Place Planned Unit Development District.

The Petitioners presented themselves and stated their home address is 2331 Rock Road, Granite City. Mrs. Cienkowski stated their intent is to take the Church, make minimal modifications and paint. She said, the only major repair necessary is the roof. There is a vacant lot that goes with the sale of the property, located across the Street at the corner of Niedringhaus and Poplar near Route 3.

They will name their ministry "God Loves Peace". The outreach will be to youth and young mothers. There will be planned activities on Friday evenings and Sunday morning "Sunday School".

Their proposed ministry would utilize a food pantry to be opened for a few hours on Mondays, Wednesdays and Fridays. She stated she has contacts with organizations such as: Operation Food Search in St. Louis, the local Jesus' Place, USA Cares.org and Samaritans First.

Mr. Cienkowski then spoke, stating his new stepdaughter knows a lot of people and he feels the time is right to donate, time, talent and treasure to this town. He stated they would like to live there at the Church location and make two of the rooms their own: Bedroom and Living Room. They would utilize the Kitchen downstairs. Mrs. Cienkowski said it was livable and has been an apartment before. There are five bathrooms throughout the facility, as well as Sunday School Rooms, Secretary's Office and a Pastor's Study.

Mr. Cienkowski stated their outreach would be for everyone, but in particular the youth. There will be movie (visual aids) and at least four prayer services.

The Chair asked the denomination of the Church. Mrs. Cienkowski replied they are non-denominational and open to everyone in the St. Louis metropolitan area.

The Zoning Administrator stated there is no a restriction regarding a Church. He asked if either of the Petitioners were Pastors or Ministers. Mr. Cienkowski answered he is a Pastor. Mrs. Cienkowski added her husband is Christian Apostolic and has authored two books.

The Zoning Administrator asked for clarification of the Food Pantry, asking if the intent was to be a "soup kitchen" type operation and feed the homeless. Mrs. Cienkowski replied the pantry would consist of non-perishable food items to be given to eligible recipients who meet their criteria by providing documentation such as a medical card and income guidelines. The criteria would go into their database and determination would be made on an "as needed", not "first come, first served" basis.

The Zoning Administrator referred to the modifications to the living quarters and questioned who was going to do the work. Mrs. Cienkowski stated they operate a home remodeling business and they will do the remodeling. Mr. Willaredt asked why they have a Highland telephone number if they line and do business in Granite City and the Administrator reported the Petitioners do not have a business license to do general contracting in the City.

John Janek asked if this type ministry meets the criteria of the Planned Unit Development District. The Assistant City Attorney stated that it does not conflict.

The Chair asked if anyone in the audience was in favor of the Petition that wished to speak.

- (1) Joseph Langley introduced himself and stated his home address is  
2612 Pontoon Road, Granite City.  
He owns the business, The Whistle Stop, located at 1938 State Street.  
He does not see a problem, is not opposed.

The Chair called for anyone else in favor of the Petition to speak, no one came forth.

The Chair called for Opposition to the Petition and presented a Lincoln Place Neighborhood Petition signed by 23 residents (Attachment B, available upon request). The Assistant City Attorney read their statement.

**MOTION** to place the Signature Lincoln Place Petition, dated May 5, 2011 (Attachment B) on file was made by Mary Jo Akeman and seconded by Shirley Howard. Voice vote. All ayes. Motion carried by unanimous consent.

The Chair asked if anyone else would like to come forth with opposition.

- (1) Charles L. Jackul introduced himself and stated his address is 1712 Poplar Street.  
He stated he was speaking for himself and his neighbors. They don't want it.  
There is already a food pantry nearby on Cleveland Avenue. He is opposed.

Discussion followed. The Commission agreed a Church would be welcomed, but concerns regarding curfew, supervision, credentials, qualifications, liability, traffic and parent pick-up issues; and the Commission noted there is presently a faith based youth center nearby. Also the establishment of living quarters in the same building were debated.

**MOTION** by John Janek and seconded by Mary Jo Akeman to approve continued use as a Church only at 620 Niedringhaus. Roll Call Vote. All noes. Motion denied.

**MOTION** by Jack Taylor and seconded by Frank Greathouse to approve continued use as a Church with outlets to Community to include services such as youth outreach, pantry and prayer services and add the parsonage living quarters. Roll Call vote. All noes. Motion Denied.

The Assistant City Attorney then asked the Commission if they would like to bring forth any other motions. None were voiced.

#### **NEW BUSINESS**

Sandy Crites referred to the recent approval of a Petition for a Beauty Shop on Pontoon Road. She recommended the Commission should, in the future, be reminded to consider and include "green space" in parking lots.

John Janek presented two recommendations: (A) placing a time limit on Petitioner's presentations to 3 Minutes. Discussion followed and the Commission agreed to limit time to 5 Minutes and (B) possibly notifying Petitioners of the Plan Commission decisions via mail to allow the Board more time to discuss matters in closed session. Assistant City Attorney, Laura Andrews stated closed sessions can only be held if there is pending litigation or personnel issues. Alderman Dan McDowell added, there must be legitimate legal reasons to be in closed session and there is no way getting around it.

Don Lueddeke expressed his opinion: Following 36 years as a teacher and coach, and having escaped hostility from irate parents; he believes, because of the temperature of today's society, there is a need for Police presence at the Plan Commission meetings. The Commission concurred.

**MOTION** by Jack Taylor and seconded by John Janek to request the City Council provide a uniformed, armed Policeman at all of the Plan Commission meetings. Voice Vote. All ayes. Motion carried by unanimous consent.

Steve Willaredt, Zoning Administrator, referred to Zoning Ordinance 3818, Section 5-300 **Screening Fences, Walls** Sub-section B, number 3. He stated that wording may be erroneous and was likely eliminated in the draft of the Ordinance. Discussion followed.

**MOTION** by Mary Jo Akeman and seconded by Shirley Howard to delete the words in Zoning Ordinance 3818, Section 5-300, sub-section B #3: at least 15 inches from side property lines and. Voice vote. All ayes. Motion Carried unanimous.

The corrected section of the Ordinance should read as follows: Section 3, Double Fences/Parallel fences Double or parallel fences are not permitted. Except as provided above for street side setbacks, any fence erected after April 1, 2009, must be setback at least 20 inches from an existing fence.

The Zoning Administrator also brought to the Commission's attention that Zoning Ordinance 3818, Section 12, Lincoln Place Planned Unit Development, is a blank page and recalled a draft was previously written.

**MOTION** by Mary Jo Akeman and seconded by Frank Greathouse to request the draft of Article 12, Lincoln Place Planned Unit Development, be brought before the Plan Commission at the July, 2011 meeting. Voice vote. All ayes. Motion carried by unanimous consent.

**UNFINISHED BUSINESS**

None voiced.

Motion to adjourn by John Janek and seconded by Mary Jo Akeman. Motion carried unanimous.

Respectfully submitted,

*Barbara Hawkins*

Recording Secretary, Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

Hearing Date: May 5, 2011

**PETITIONER:** Randy Dicken, Regional Facilities Manager  
Chestnut Health Systems  
50 Northgate Industrial Drive

**MOTION** by John Janek and seconded by Mary Jo Akeman to grant the petitioner's request to combine parcels 8 & 9 and construct a covered walk-way/breezeway to connect the two buildings. Zoned M-4 in a Planned Unit Development District.

**Roll Call Vote**

Acting Chair Sandy Crites	Yes	Jack Taylor	Yes
Shirley Howard	Yes	Don Luddeke	Yes
John Janek	Yes	Frank Greathouse	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes

**Motion Carried unanimously.**

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**PETITIONER:** Christina Justus,  
Innovations Hair Studio  
2800 Iowa Street

**MOTION** by John Janek and seconded by Frank Greathouse to approve the Special Use Permit and allow a commercial Beauty Salon in a District Zoned R-3.

**Roll Call Vote**

Acting Chair Sandy Crites	Yes	Jack Taylor	Yes
Shirley Howard	Yes	Don Luddeke	Yes
John Janek	Yes	Frank Greathouse	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes

**Motion Carried unanimously.**

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**PETITIONER:** Joseph & Brandy Cienkowski  
God Loves Peace  
620 Niedringhaus Avenue

**MOTION** by Mary Jo Akeman and seconded by Shirley Howard to place on file the Lincoln Place Petition signed by 23 residents.

**Voice Vote** – All ayes. Motion carried by unanimous consent.

PETITIONER: Joseph & Brandy Cienkowski, Continued...

MOTION by John Janek and seconded by Mary Jo Akeman to approve continued use as a Church only at 620 Niedringhaus.

Roll Call Vote

Acting Chair Sandy Crites	No	Jack Taylor	No
Shirley Howard	No	Don Luddeke	No
John Janek	No	Frank Greathouse	No
Mary Jo Akeman	No	Peggy Cunningham	No

All noes. Motion Denied.

MOTION by Jack Taylor and seconded by Frank Greathouse to approve continued use as a Church with outlets to the Community to include services such as youth outreach, pantry and prayer services and add the parsonage living quarters.

Roll Call Vote

Acting Chair Sandy Crites	No	Jack Taylor	No
Shirley Howard	No	Don Luddeke	No
John Janek	No	Frank Greathouse	No
Mary Jo Akeman	No	Peggy Cunningham	No

All noes. Motion Denied.

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MOTION by Jack Taylor and seconded by John Janek to request the City Council agree to provide a uniformed, armed, Policeman at all Plan Commission meetings.

Voice Vote – All ayes. Motion carried by unanimous consent.

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MOTION by Mary Jo Akeman and seconded by Shirley Howard to delete the words in Zoning Ordinance 3818, Section 5-300 (Screening Fences, Walls), sub-section B, number 3 (Double fences/Parallel Fences) as follows: (delete) at least 15 inches from side property lines and

Voice Vote – All ayes. Motion carried by unanimous consent.

Corrected Section of the Ordinance shall read: Section 3. Double Fences/parallel fences Double or parallel fences are not permitted. Except as provided above for street side setbacks, any fence erected after April 1, 2009, must be setback at least 20 inches from an existing fence.

**MOTION by Mary Jo Akeman and seconded by Frank Greathouse to request the “draft” of Article 12, Lincoln Place Planned Unit Development, be brought before the Plan Commission at the July, 2011 meeting.**

**Voice Vote – All ayes. Motion carried by unanimous consent.**

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